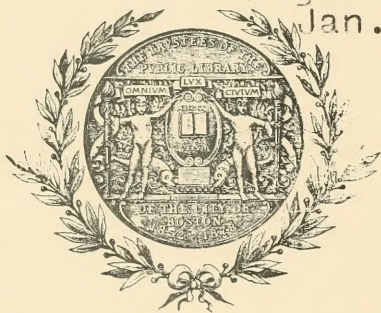


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EXTRA CENSUS BULLETIN.

No. 86.

WASHINGTON, D. C.

October 1, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN NORTH DAKOTA.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 17, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in North Dakota for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 9.90 per cent of the farm families hire and 90.10 per cent own the farms cultivated by them; that 48.67 per cent of the farm owning families own subject to incumbrance, and 51.33 per cent own free of incumbrance. Among 100 farm families, 10 hire their farms, 44 own with incumbrance, and 46 without incumbrance. On the owned farms there are liens amounting to \$11,168,854, which is 36.30 per cent of their value, and this debt bears interest at the average rate of 9.54 per cent, making the average annual interest charge \$86 to each family. Each owned and incumbered farm, on the average, is worth \$2,486, and is subject to a debt of \$902.

The corresponding facts for homes are that 54.70 per cent of the home families hire and 45.30 per cent own their homes; that of the home owning families 72.34 per cent own free of incumbrance and 27.66 per cent with incumbrance. In 100 home families, on the average, 55 hire their homes, 12 own with incumbrance, and 33 without incumbrance. The debt on owned homes aggregates \$990,774, or 37.64 per cent of their value, and bears interest at the average rate of 9.42 per cent, so that the annual amount of interest to each home averages \$73. An average debt of \$771 incumbers each home, which has the average value of \$2,049.

Real estate purchase and improvements, when not associated with other objects, caused 42.14 per cent of the farm families to incur 46.67 per cent of the farm debt and 71.28 per cent of the home families to incur 72.06 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES: 1890.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRED.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRED FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hired.	Free.	Incumbered.	Free.	Incumbered.
The State	38,478	30,076	16,414	13,662	8,402	78.16	21.84	54.58	45.42	42.66	57.34
For farms.....	28,225	25,431	13,054	12,377	2,794	90.10	9.90	51.33	48.67	46.25	53.75
For homes.....	10,253	4,645	3,360	1,285	5,608	45.30	54.70	72.34	27.66	32.77	67.23

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON: 1890.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State	13,662	\$33,401,808	\$12,159,628	36.40
For farms	12,377	30,769,226	11,168,854	36.30
For homes.....	1,285	2,632,582	990,774	37.64

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED: 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$2,445	\$890	\$1,158,744	\$85	9.53
For farms.....	2,485	902	1,065,385	86	9.54
For homes.....	2,049	771	93,359	73	9.42

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

RATES OF INTEREST.	THE STATE.			
	For farms.		For homes.	
	For number of families.	For amount.	For number of families.	For amount.
Under 6 per cent	0.45	0.67	1.32	1.48
6 per cent	0.85	0.86	3.66	3.99
7 per cent	7.26	6.35	7.39	6.12
8 per cent	9.24	11.04	13.31	16.76
6 to 8 per cent, inclusive	18.45	21.77	24.83	27.78
Over 6 per cent.....	98.70	98.47	95.02	94.53
Over 8 per cent.....	81.10	77.56	73.85	70.74
Over 10 per cent.....	17.31	16.76	23.19	18.57
Over 12 per cent.....	2.11	1.91	1.32	0.88

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